

**PLANNING BOARD**  
**Meeting Minutes**  
**Tuesday,**  
**January 7, 2014**  
**Town Hall, 120 Main Street**  
**7:00 PM**

1 Present: M. Colantoni, D. Kellogg, L. Rudnicki, L. McSherry, R. Rowen

2 Absent: J. Simons

3 Staff Present: J. Tymon, J. Enright

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5 Meeting began at 7:05 pm.

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7 **BOND RELEASES**

8 102 Peters Street: Requests release of a \$10,000 performance bond.

9 J. Tymon: The as-built plan has been received. There are minor changes from the design plan.  
10 Gene Willis, DPW, has reviewed the plan.

11 Joseph Leone, Project Manager: Provided a detailed explanation of the changes to the design  
12 plan and the reasons for them.

13 L. Rudnicki: A letter from the neighbor requesting that the fence not be installed should be  
14 provided for the file.

15 **MOTION**

16 A motion was made by L. Rudnicki to accept the changes to the design subject to receiving  
17 written confirmation from the neighbor regarding the request to not install the fence. The motion  
18 was seconded by D. Kellogg. The vote was unanimous, 5-0.

19 **MOTION**

20 A motion was made by D. Kellogg to release remaining bond funds plus accumulated interest for  
21 102 Peters Street. The motion was seconded by L. McSherry. The vote was unanimous, 5-0.

22  
23 Peters Street Realty Trust---CVS Pharmacy: Requests release of remaining \$5,000 performance  
24 bond.

25 J. Tymon: The last partial release for this bond was in 2008. Five thousand is remaining. It was  
26 held back for landscaping which is completed at this time.

27 **MOTION**

28 A motion was made by D. Kellogg to release the bond funds and remaining interest for Peters  
29 Street Realty Trust, CVS Pharmacy. The motion was seconded by M. Colantoni. The vote was  
30 unanimous, 5-0.

31  
32 **PUBLIC HEARINGS**

33 McEvoy Field, 100 Chadwick Street: Application for Special Permit - Site Plan Review.  
34 Applicant proposes renovation of an existing recreational facility that replaces three (3) youth  
35 softball fields and two (2) youth soccer fields, adds a field underdrain and irrigation system, an  
36 off-street gravel parking area, a stonedust loop walkway, and a restroom/concession/storage  
37 building, replaces the play equipment with a larger playground and replaces a full basketball  
38 court with a half court.

39 J. Tymon: Reviewed existing conditions and proposed modifications to McEvoy field.  
40 Proposed improvements include a new parking lot, re-grading, drainage improvements,  
41 improved playground, picnic area, and possibly a concession stand/storage/bathroom facility.  
42 An abutter (401/403 Sutton Street) has worked with DPW to try to remedy an existing drainage

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situation. The drainage currently channels off the field onto the side of his lot and then onto Sutton Street. The stormwater management system includes under-drains that outlet to grass swales and a bio-retention area.

Bruce Thibodeau, Director DPW: Funding for this project was received through the Community Preservation funds at last year's Town Meeting. Significant improvements are being made to the parking, playground, and drainage. Input was received from the Field's Committee, Youth Services, Engineers, and several other Town Departments. A conceptual plan was completed and then a public input meeting was held at the beginning of November and several neighborhood residents attended. Young girls' softball is primarily what the ball fields are designed for. Youth soccer is also played at this location. The bid process will begin soon and construction will take place over the summer. Alternate sites will be identified for youth softball during the construction. The parking area will be gravel.

J. Tymon: L. Eggleston did a full review. She has submitted some fairly minor comments that the applicant will address. Reviewed the comments listed in the response memo prepared by L. Eggleston dated Jan. 3, 2014.

Christin Scypinski, Design Engineer: The water will still percolate into the ground when it can. Once there is too much in the ground and the underdrain system is full it starts to run through the piping and through the open swales before it enters into a catch basin. More will percolate where it can and get filtered to another degree. The elevation of the field will basically be the same. It will just be graded more effectively. It drains from the bottom right of Chadwick Street to the bottom left on Sutton Street.

Board: General discussion around the probable distance of hit balls on these fields and the safety of the playground location. The consensus was that the location of the fields would not cause an issue for the playground safety. The location of the playground affords parents with young children the ability to view a game while also watching a child in the playground area.

C. Scypinski: The only lighting is on the proposed building. The lights would be placed above the doors and only shine approximately 5' away from the building. The lightning is mostly for security. Shields can be put on if there is concern from the neighbors. Motion sensors or photocells can be used depending on what the Town wants to do. There is a gated access way for vehicles from both Sutton Street and Chadwick Street. Pedestrian access from both streets remains.

L. Rudnicki: The new sign has "100 Chadwick Street" as the field address. This may cause an issue when GPS systems are used to locate the field. The GPS will direct them to Chadwick Street and the parking is on Sutton Street.

B. Thibodeau: Probably cannot put "No Parking" signs on Chadwick Street. Also, the money received at Town Meeting will cover the major components of this project. The scope will be bid as 'add alternates'. Some of the items down the list are additional benches, the building, and the half basketball court. These may have to be requested at Town Meeting and it is not a positive result there may have to be fundraisers.

C. Scypinski: There is an existing perimeter fence. The Sutton Street side will be removed where the parking lot is being placed. A low wood guard rail will be installed on that side. Cost of repair/replacement areas of the remaining fence will be bid as "add alternates".

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**ABUTTERS**

Cindy Kiley, 66 Wentworth Avenue: Expressed concern that without a fence on the Sutton Street side children will run out onto Sutton Street.

C. Scypinski: A guard rail with an 8" or 10" board will be installed between the field and parking lot. There will be breaks in the rail to allow pedestrian access.

Steve Petrocillo, Chadwick Street: Stated that the speed of the traffic and the parking on Chadwick Street has always been a challenge and is still a concern. A good point was brought up about the GPS systems directing people to Chadwick Street instead of Sutton Street. Anything that could be done to slow people down would be a help.

B. Thibodeau: The speed is a police issue. This design is trying to get everyone to the other side, onto Sutton Street. Can look into a second address for the property.

L. McSherry: These fields have historically been used for younger girls and they do not play other town's teams. The town's residents will know where the parking lot is.

Jeff Solof, 76 Chadwick Street: At the presentation in November the playground was not funded. What has changed? If it turns out that the lights on the building are too bright and are an issue can something be done?

C. Scypinski: The Town did not realize how important the playground was to the neighborhood. When the input was received the alternates and base items were moved around. Now the stonedust path and other items have become alternates. The lights will only shine 5' from the building. The lights should not be an issue; however, if they are shields can be put on.

Becky Bularzik, 14 Highlandview Avenue: What is the width of the perimeter walkway and what is it made of? Why was the playground moved from the original design location?

C. Scypinski: It is 5' wide and made of stonedust. The playground was moved to have it closer to the building and in a more centralized location.

Marta Solof, 76 Chadwick Street: Expressed concern about the playground location. It will be used by the neighborhood and the bathrooms will only be available during game times. It is a long way to walk to and from the playground area and when games are going on it is a long way around the fields. There seems to be a lot going on around the playground, but if that is the best use for the property then it is fine.

**BOARD**: General discussion around necessary signage for the parking area.

J. Tymon: The applicant will respond to L. Eggleston's comments and a draft Decision can be prepared for the next meeting.

**DISCUSSION**

**Abbott Village**

J. Tymon: T. Urbelis will not be at the meeting. The Abbott Village matter has been negotiated and settled. As part of the settlement there is a request from North Andover Land Corp. that the Planning Board vote to confirm that it does not seek the return of any of the subdivision bond and the work on the subdivision was completed in accordance with the approved Plan and the Board's rules and regulations. Gene Willis has provided a letter stating that the site improvements made within the right-of-way are in compliance with his requirements.

**MOTION**

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L. McSherry made a motion that the Planning Board confirms that it does not seek the return of any subdivision bond funds related to the Abbott Village subdivision in North Andover, MA, and that the work related to the subdivision has been completed in accordance with the approved plans and the Planning Board's Subdivision Regulations. The motion was seconded by L. Rudnicki. The vote was unanimous, 5-0.

**MEETING MINUTES**

Approval of December 3, 2013 meeting minutes.

Approval of December 3, 2013 Executive Session minutes.

**MOTION**

A motion was made by L. Rudnicki to approve the December 3, 2013 meeting minutes. The motion was seconded by M. Colantoni. The vote was unanimous, 5-0.

**MOTION**

A motion was made by L. Rudnicki to approve the December 3, 2013 Executive Session meeting minutes. The motion was seconded by D. Kellogg. The vote was unanimous, 5-0.

**ADJOURNMENT**

**MOTION**

A motion to adjourn the meeting was made by L. McSherry. The motion was seconded by D. Kellogg. The vote was unanimous, 5-0.

The meeting adjourned at 8:10

**MEETING MATERIALS:** Agenda, 102 Peters Street: Letter date 12/18/13 RE: as-built plan from Andover Consultants, As-Built Plan dated 12/5/13, Proposed Site Plan (3 pages); McEvoy Field, 100 Chadwick Street: Special Permit Site Plan Application, Letter dated Jan. 3, 2014 from Eggleston Environmental RE: Stormwater Review, Redevelopment of McEvoy Field Design Development Plan, Letter dated Dec. 6, 2013 from Waterfield Design Group RE: Narrative Special Permit Application, 3 Photos, Redevelopment of McEvoy Field site plans (13 pages); Abbott Village: draft motion language Abbott Village Subdivision Bond Release, Letter dated Nov. 5, 2013 from Howard P. Speicher RE NA Land Corp. v. Louis Napoli, et.al. ; No. ESCV2012-00787C, Letter dated Nov. 5, 2013 from Howard P. Speicher RE NA Land Corp. v. Louis Napoli, et.al. ; No. ESCV2012-00787C, Interoffice Memorandum dated Dec. 23, 2013 from Gene Willis RE: Abbott Village Subdivision final roadway improvements; Draft meeting minutes 12/3/13, Draft Executive Session meeting minutes 12/3/13.